



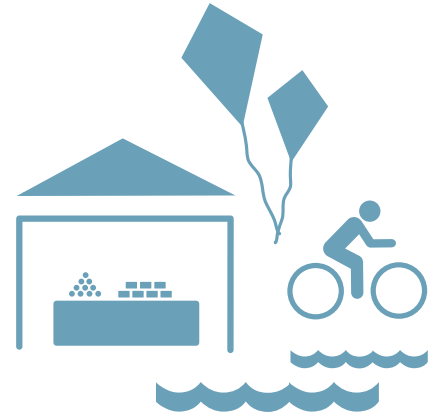
National Landing Water Park

ARLINGTON, VA

DECEMBER 2, 2020

3CA COMMUNITY PRESENTATION

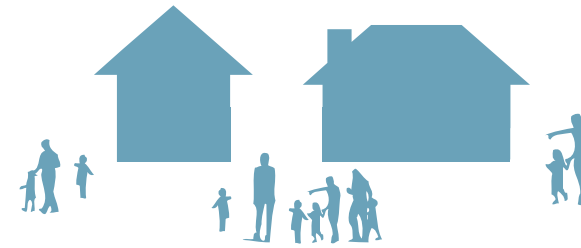
WATER PARK GOALS



1 *Create community-focused program allowing for diverse experiences*



2 *Celebrate and integrate natural vegetation and green space into public realm*



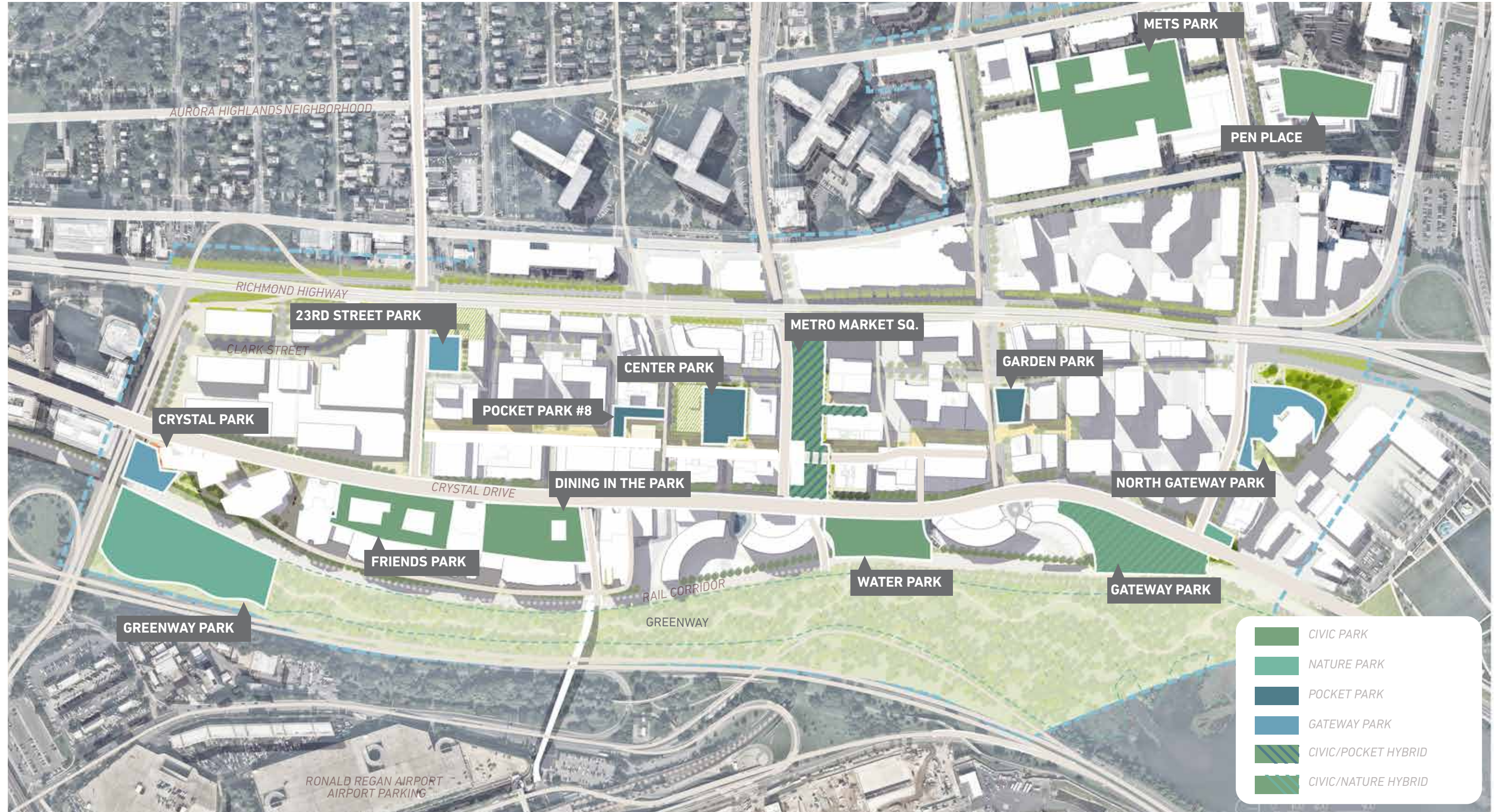
3 *Integrate iconic structural elements for additional community amenity, creating a civic destination while bolstering economic value*



4 *Create an activated double-sided retail street*

OPEN SPACE FRAMEWORK - FALL 2020

WATER PARK IS PART OF A LARGER NETWORK OF OPEN SPACES



WHAT WE HEARD

JBGSmith and the Crystal City BID recently completed a public engagement process for 5 proffered parks including:

- Gateway Park
- Center Park
- Metro Market Square
- 23rd Street Park
- Crystal Park

Although Water Park was not the focus of the engagement process, it came up many times as an important open space. Many comments reinforced the concepts from the Sector Plan that Water Park could be further activated with food/beverage and events and enhances as an active space.

The following are quotes from the engagement process about Water Park and Crystal City parks spaces in general:

“ADDING VIBRANCY TO PARKS.”

“THE SECTOR PLAN IS AN IMPORTANT PLANNING GUIDE, BUT IT IS IMPORTANT TO RESPOND AND DESIGN THE PARKS FOR THE CURRENT CONDITIONS TODAY. THE PARKS SHOULD REFLECT THE COMMUNITY’S CURRENT PROGRAM NEEDS.”

“CRYSTAL CITY USED TO BE A STERILE AND CORPORATE NEIGHBORHOOD AND HAS TRANSFORMED TO BE A PLACE WITH MORE FAMILIES AND YOUNG PEOPLE LIVING THERE. WOULD LIKE TO SEE THIS TREND CONTINUE.”

“ENCOURAGE MORE YOUTH ACTIVITIES AND FAMILY-ORIENTED PROGRAMMING.”

“CHILDREN’S PROGRAMMING— PROVIDE PROGRAMMING BEYOND PLAYGROUNDS. WHAT OTHER SPACES ENABLE PLAY?”

“PLACES TO LINGER: APPRECIATE PARKS THAT INVITE PEOPLE TO STAY AND FIND RESPITE (“LOVE TO BE ABLE TO SIT AND DRINK COFFEE”)

“WATER PARK: GREAT SPACE, A LITTLE AWKWARD.”

SITE ASSETS



Great Tree Canopy

The site features mature tree canopy that enhance and shade the site



Location

Water Park's location in the heart of Crystal City makes it ideal for a vibrant mix of uses and users



A Strong Identity

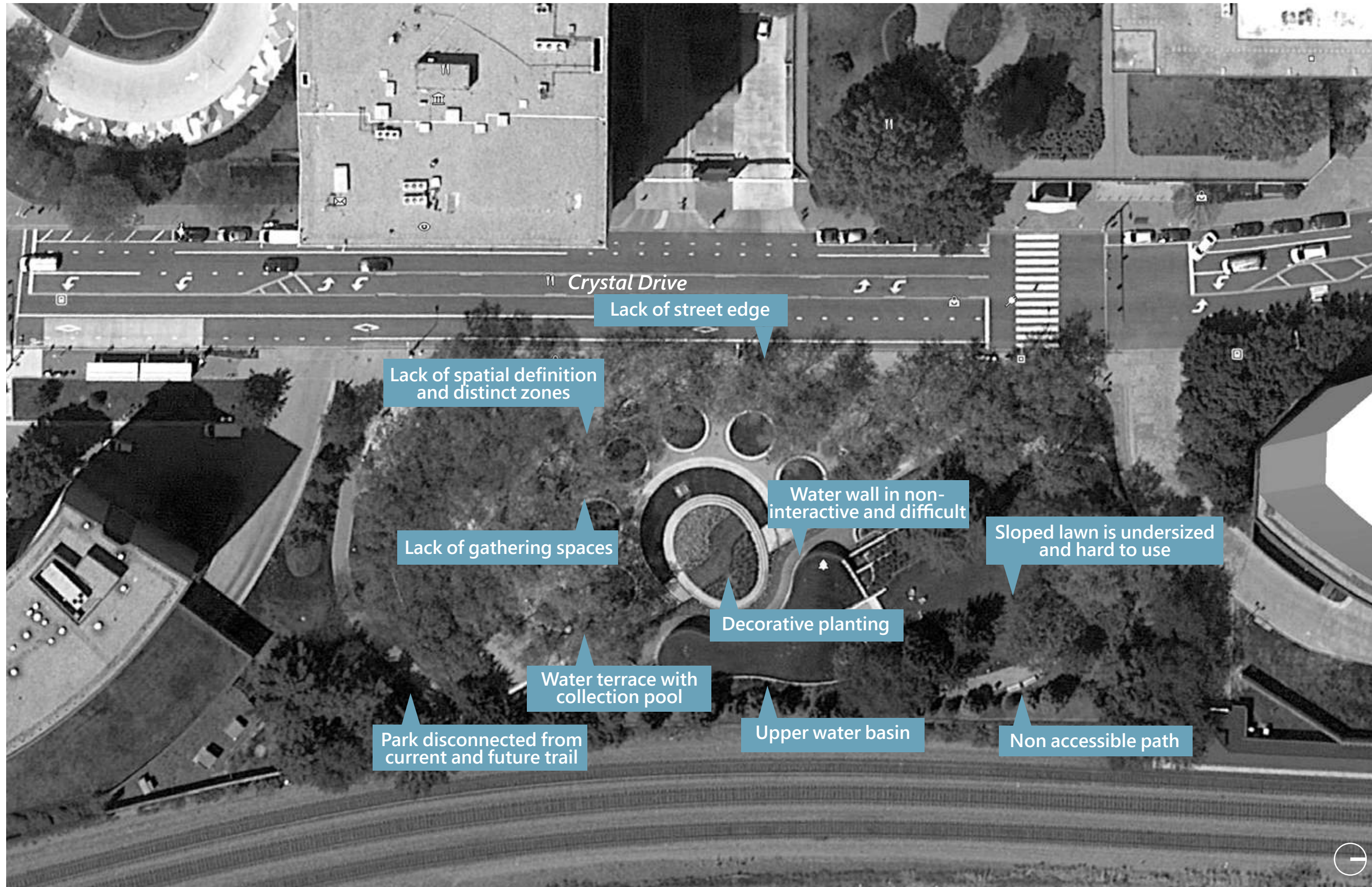
Water Park, like the name suggests, has an iconic water feature that many people remember and associate with the space



A Robust Buffer

The dense cluster of vegetation along the eastern perimeter of the site buffers the park from the rail tracks and the airport

WATER PARK CHALLENGES



PROGRAMMATIC ELEMENTS



Diverse Food Options



Preserve and Enhance Nature



Create multi-generation spaces for the community



Usable Spaces



Create Better Edges



Trail Connection

EXISTING WATER PARK



LEGEND

- USABLE SPACE (30,000 SF/45.9%)
- NON USABLE SPACE (35,000 SF/53.5%)
- BUILDINGS (300 SF/0.6%)

Total: 65,300 SF

The VRE/MVT connections are excluded from the area calculations (8000 SF)



BASE CASE PROPOSAL



LEGEND

- USABLE SPACE (34,250 SF/52.5%)
- NON USABLE SPACE (24,050 SF/37%)
- BUILDINGS (7,000 SF/10.5%)

Total: 65,300 SF

The VRE/MVT connections are excluded from the area calculations (8,000 SF)

↑ 6.6% increase in usable area from existing Water Park



CURRENT CONCEPT



LEGEND

- USABLE SPACE (36,100 SF/55%)
- NON USABLE SPACE (23,200 SF/36%)
- BUILDINGS (6,000 SF/9%)

Total: 65,300 SF

The VRE/MVT connections are excluded from the area calculations (8,000 SF)

↑ 9.1% increase in usable area from existing Water Park

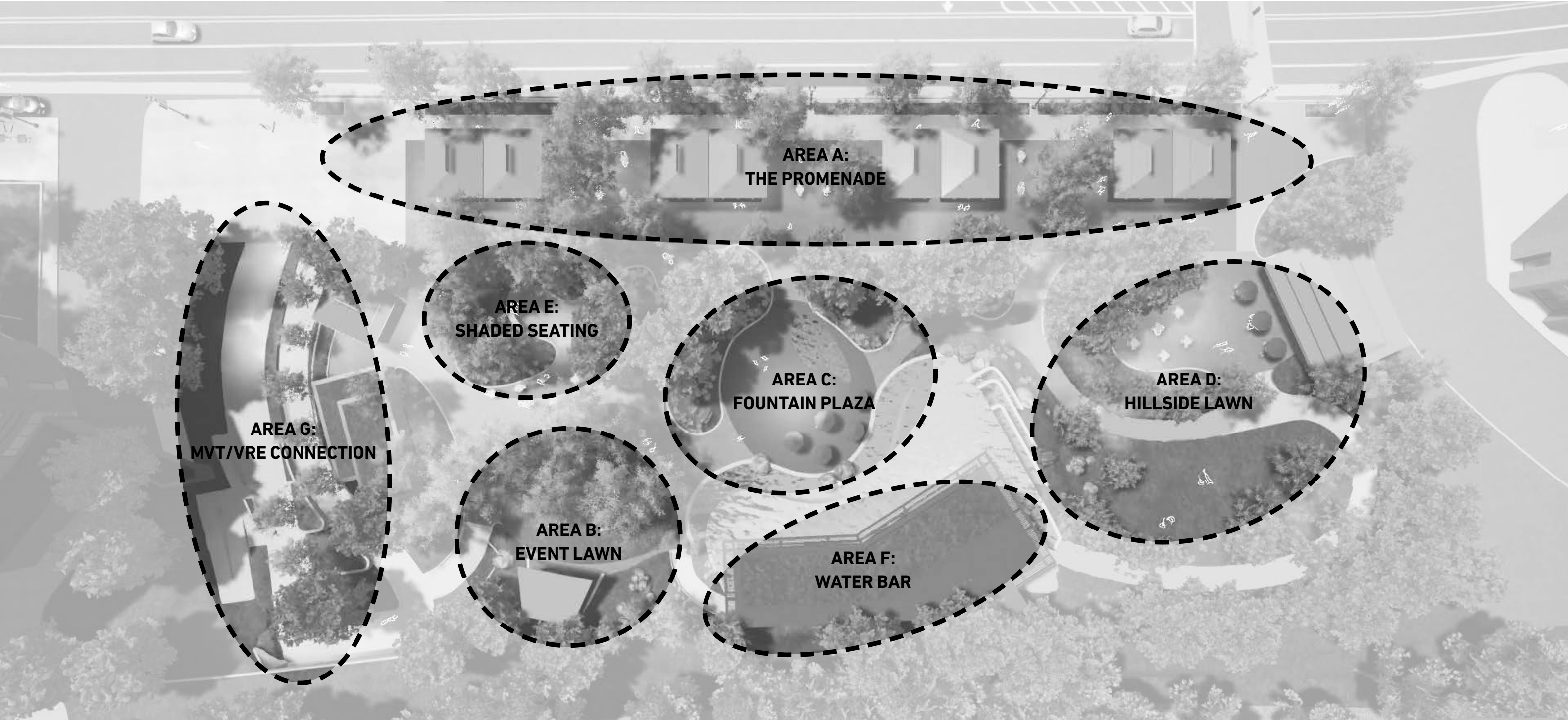
- TURN KIOSK TO INCREASE POROSITY
- INCREASE USABLE GREEN SPACE
- REDUCE MOUNDS TO INCREASE VISIBILITY
- PRESERVE MORE TREES



CURRENT CONCEPT



CURRENT CONCEPT



PROMENADE



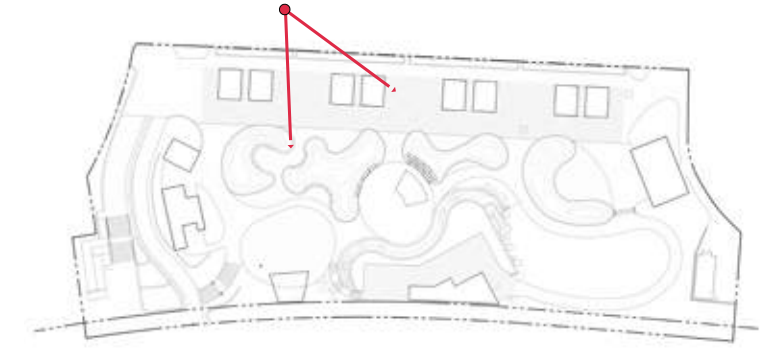
KIOSK CHARACTER IMAGES



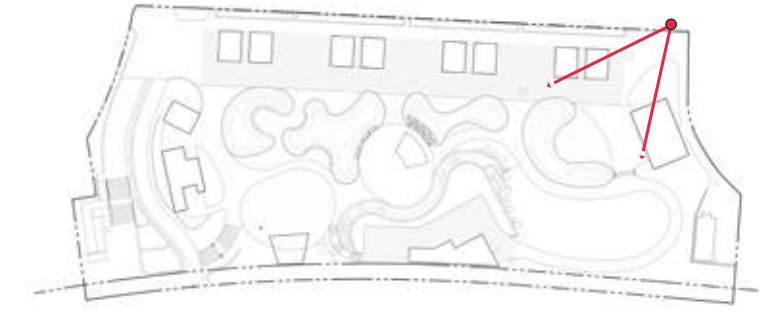
PROMENADE



PROMENADE



PROMENADE



EVENT LAWN



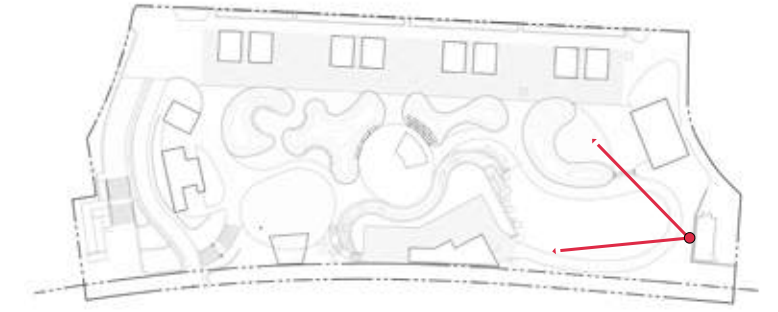
WATER PLAZA



HILLSIDE LAWN



HILLSIDE LAWN



SHADED SEATING



WATER BAR



WATER BAR



CURRENT CONCEPT



Thank you

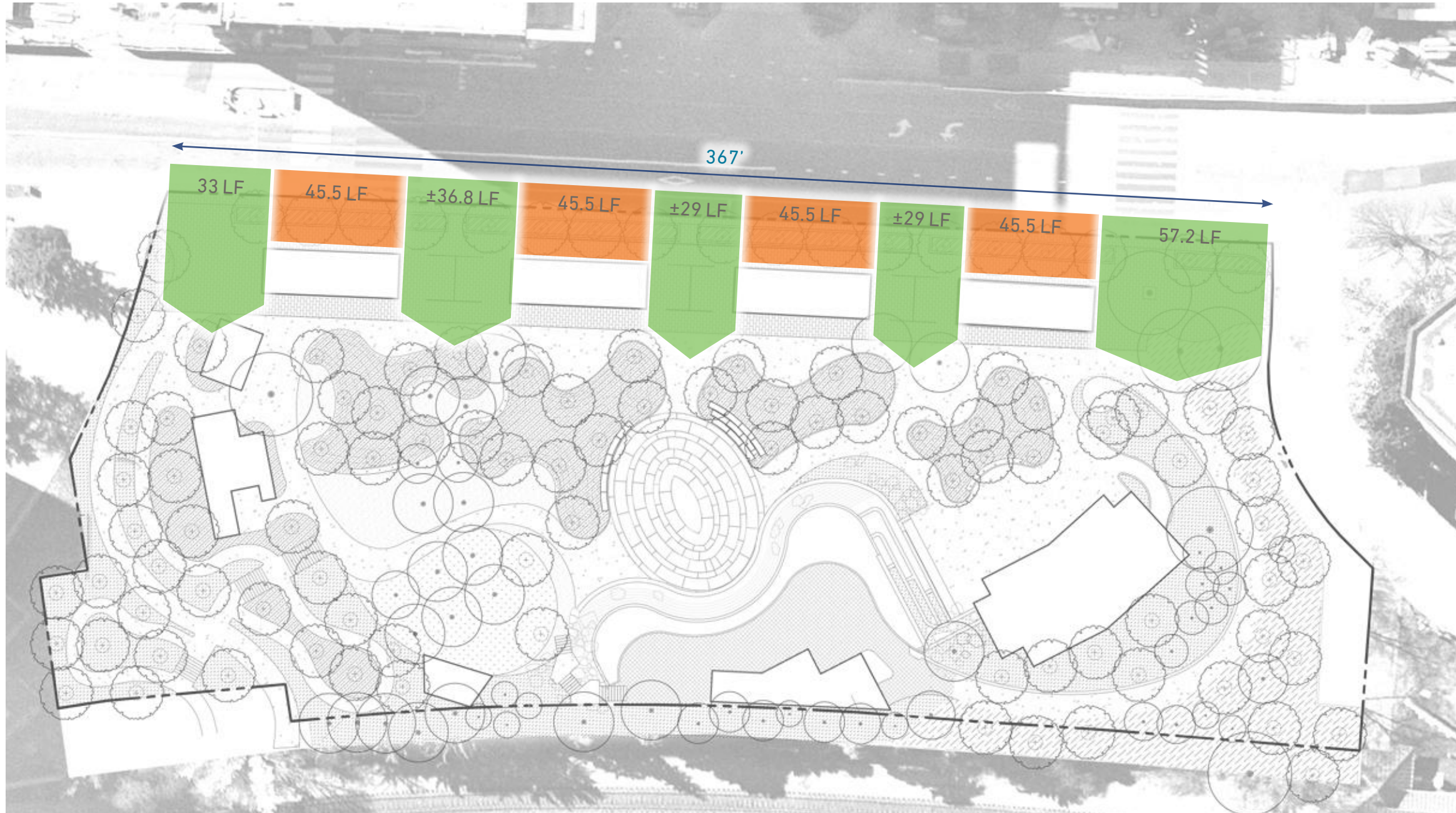
APPENDIX

EXISTING CONDITIONS

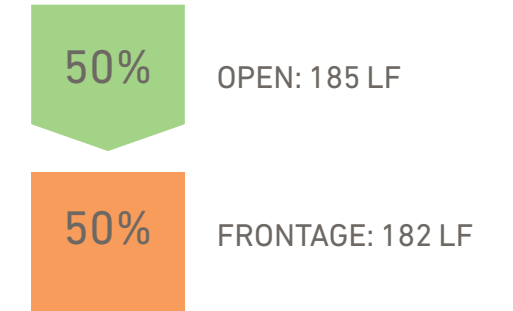


HOW CAN WE CREATE A GOOD EDGE & KEEP IT POROUS?

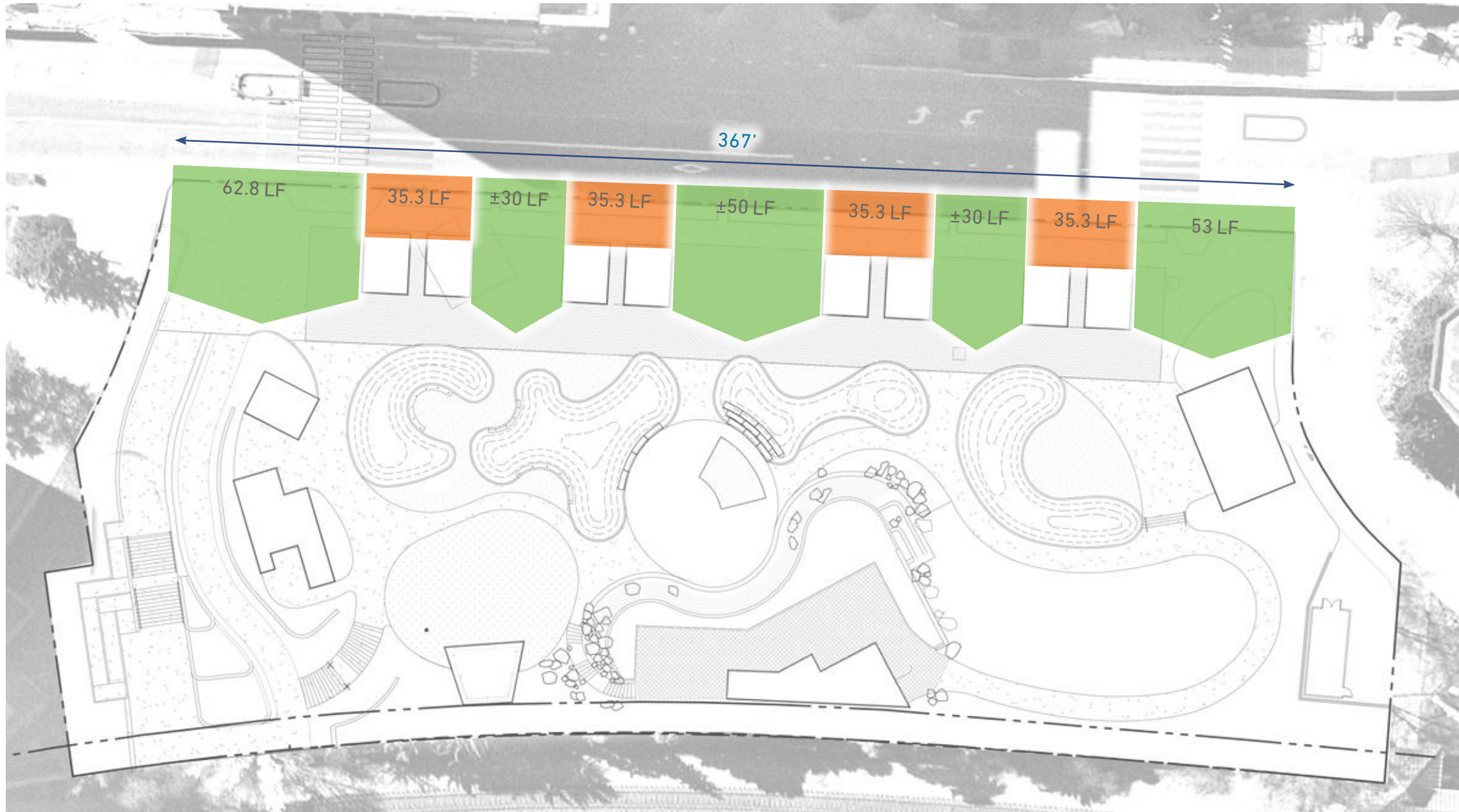
BASE CASE PROPOSAL



TOTAL STREET FRONTAGE: 367 LF



CURRENT CONCEPT



TOTAL STREET FRONTAGE: 367 LF

62% OPEN: 226 LF

38% FRONTAGE: 141 LF

NOTE: FINAL KIOSK PLACEMENT TO BE DETERMINED BASED UPON THE PRESERVATION OF THE EXISTING TREES AND OTHER SITE CONSIDERATIONS



BASE CASE PROPOSAL



TOTAL TREES ON CRYSTAL DRIVE FRONTAGE : 34

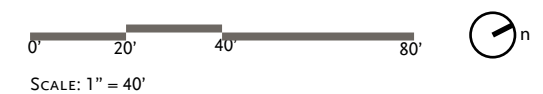
- PRESERVED TREES: 17
- X REMOVED TREES: 17
- EXISTING TREE BEYOND CRYSTAL DRIVE FRONTAGE
- CRYSTAL DRIVE FRONTAGE

CURRENT CONCEPT

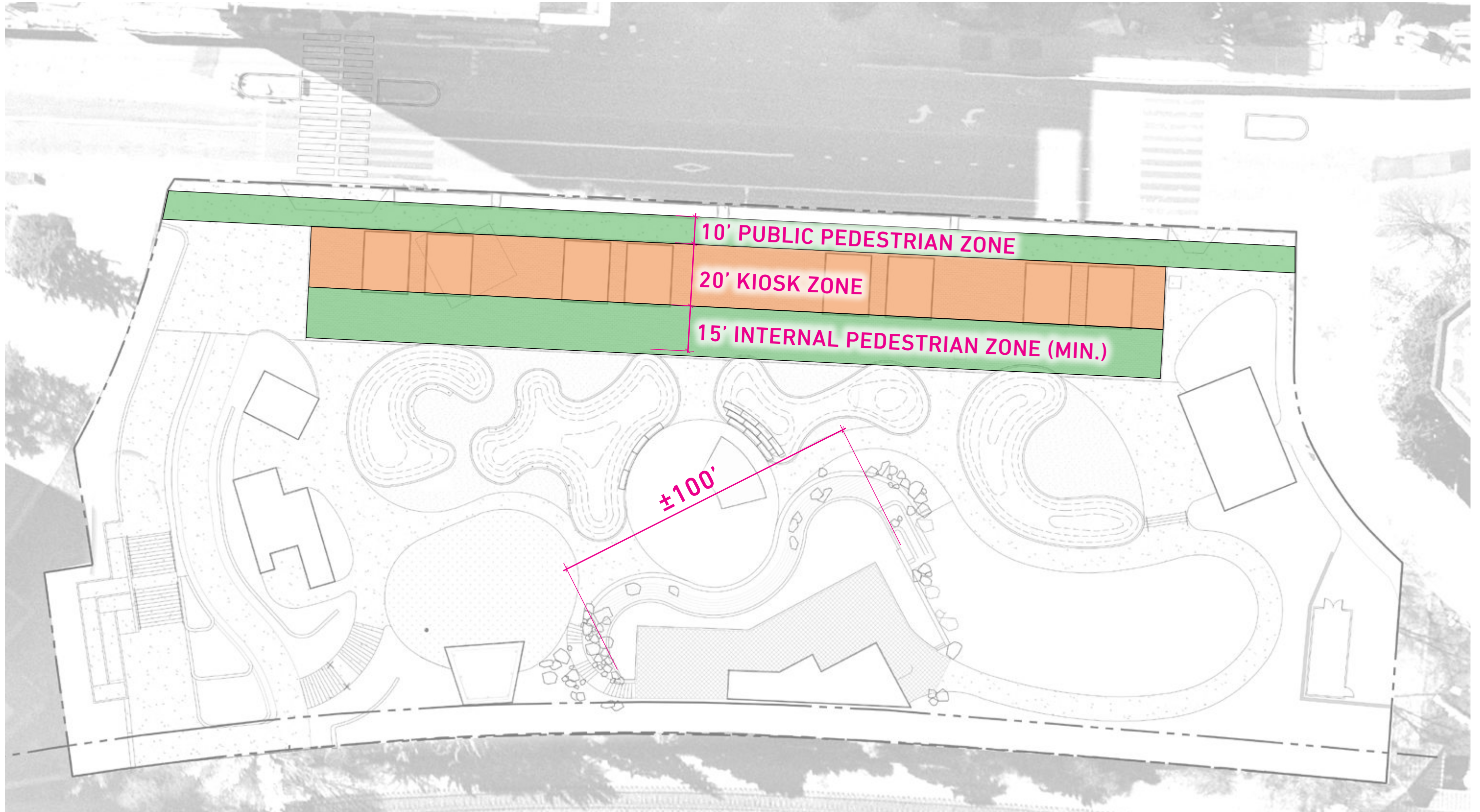


TOTAL TREES ON CRYSTAL DRIVE FRONTAGE : 34

- PRESERVED TREES: 24
- X REMOVED TREES: 10
- EXISTING TREE BEYOND CRYSTAL DRIVE FRONTAGE
- CRYSTAL DRIVE FRONTAGE



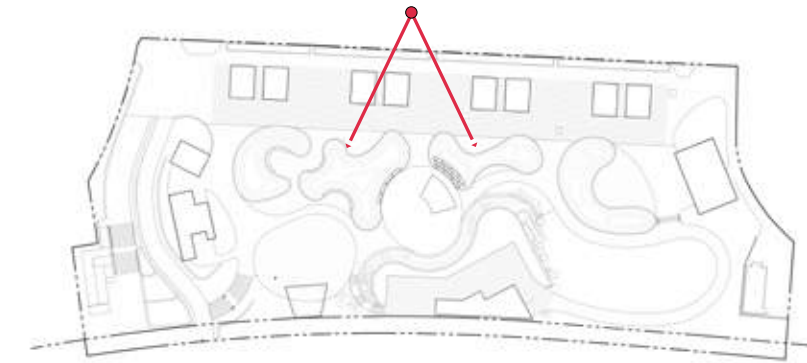
CURRENT CONCEPT - CRITICAL DIMENSIONS



BASE CASE PROPOSAL & CURRENT CONCEPT COMPARISON



KEY PLAN-ALTERNATE PROPOSAL



KEY PLAN - CONCEPT 2